



# 5305 32 Avenue Calgary Alberta

\$360,000

TWO TITLED PARKING STALLS! FEATURING A COVETED DEN! Best TOP-FLOOR unit in the complex! This sought-after condo offers 2 bedrooms, 2 bathrooms, and a spacious den, all located in the desirable SW community of Glenbrook, with easy access to major roads including Richmond Road, Stoney Trail, Bow Trail, and Glenmore Trail and nearby shopping centers like Glenbrook Plaza and Westhill Centre for all your essentials. With a 15-minute commute to downtown, this pet-friendly building is also walking distance to schools, churches, and parks, including a dog leash area. This spacious & modern unit features an open-concept kitchen, dining, and living area that's perfect for entertaining, complete with granite countertops, a breakfast bar, sleek stainless steel appliances, and luxury vinyl flooring throughout. Enjoy the convenience of in-unit laundry, a huge walk-through closet in the primary bedroom, and a stylish neutral paint palette that enhances the bright, airy feel. The SE corner location means the unit is filled with sunshine in winter, offering serene courtyard views and plenty of peace and quiet. With 9' ceilings, a large storage room, and 2 titled parking stalls conveniently located near the entrance, this condo has it all! Additional amenities include an elevator, a bicycle storage room, and close proximity to the LRT station for easy commuting. Steps away from Glenbrook Park, highly regarded schools, and Mount Royal University, this home is perfect for outdoor enthusiasts, students, first-time homebuyers, and families alike. Don't miss your chance to own this incredible unit! (id:6769)

- Other 4.42 Ft x 5.75 Ft
- Office 6.83 Ft x 8.50 Ft
- 4pc Bathroom 7.75 Ft x 4.92 Ft
- Bedroom 11.42 Ft x 10.25 Ft
- Primary Bedroom 9.33 Ft x 10.92 Ft
- Other 5.50 Ft x 5.75 Ft

- Other 5.17 Ft x 9.17 Ft
- 4pc Bathroom 5.17 Ft x 9.17 Ft
- Kitchen 8.75 Ft x 9.33 Ft
- Dining room 10.42 Ft x 10.50 Ft
- Living room 11.75 Ft x 12.25 Ft
- Laundry room 3.67 Ft x 3.42 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.vanderveenteam.com/>



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**Mirror**

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